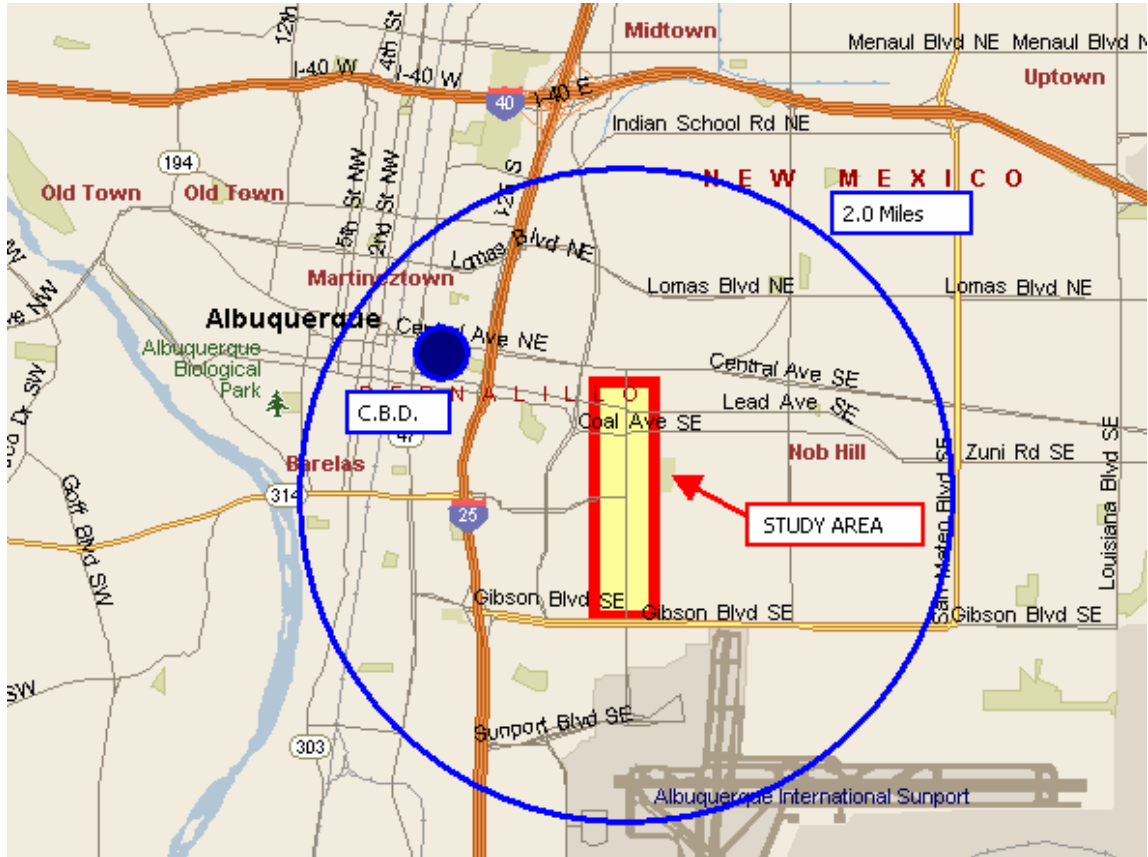


INTRODUCTION



The South Yale Boulevard is located less than 2 miles southeast of downtown Albuquerque, near many of the region's primary destinations.

Executive Summary

The South Yale Boulevard is a mixed-use corridor adjacent to some of the region's most important institutions and destinations. Located less than 2 miles southeast of the Central Business District, South Yale is surrounded by the Albuquerque International Airport, Kirkland Air Force Base, the trendy Nob Hill shopping district, the University of New Mexico (UNM) and the UNM Science and Technology Park. The one mile long corridor also offers a direct link between the International Sunport and the University.

UNM's 26,000 students and 20,000 employees are an important influence on the South Yale area's commercial and residential markets. Over 60% of the housing located within a one mile radius of South Yale is renter occupied. 50% of the 27,300 housing units located within the total Yale corridor's trade area are renter occupied. Recent new single family and multiple family residential developments have quickly sold to members of the University community. The one mile radius will have

a demand for 500 additional housing units by 2012 and the total trade area will have a demand for 1,850 new units by 2012.

The subject site has an existing potential trade area of 54,600 persons and 24,700 households. Median household incomes are \$36,200 with average household incomes jumping to \$65,200. Almost 25% of the households in the trade area earn over \$75,000. The Yale corridor is also impacted by the adjacent International Sunport. The Sunport has over 6.5 million passengers per year departing on almost 1,000 flights per week.

This study finds that the South Yale Boulevard corridor is presently over-retailed by a total of up to 650,000 square feet for most commercial categories. Apparel, books, pharmacy, restaurants, sporting goods and supermarkets have a greater amount of reported sales than is supportable by the existing population.

The retail market located within one mile of the corridor can only support an additional 18,100 square feet of retail development in 2008, not including automotive or gasoline sales. The estimated total trade area for the study area had a \$145.3 million oversupply in retail sales during 2006. This imbalance indicates that these businesses are being supported by commuters driving through the Yale corridor or by outside visitors to the airport and sporting events.

This study also concludes that the South Yale corridor's total trade area can support up to 28,200 square feet of additional retail growth by 2008. This supportable retail includes a 14,000 square foot junior department store, 6,500 square foot hardware (home improvement), 1,200 square foot shoe store and 5,000 bars-clubs. This additional commercial will generate up to \$9.35 million dollars in gross sales per year.

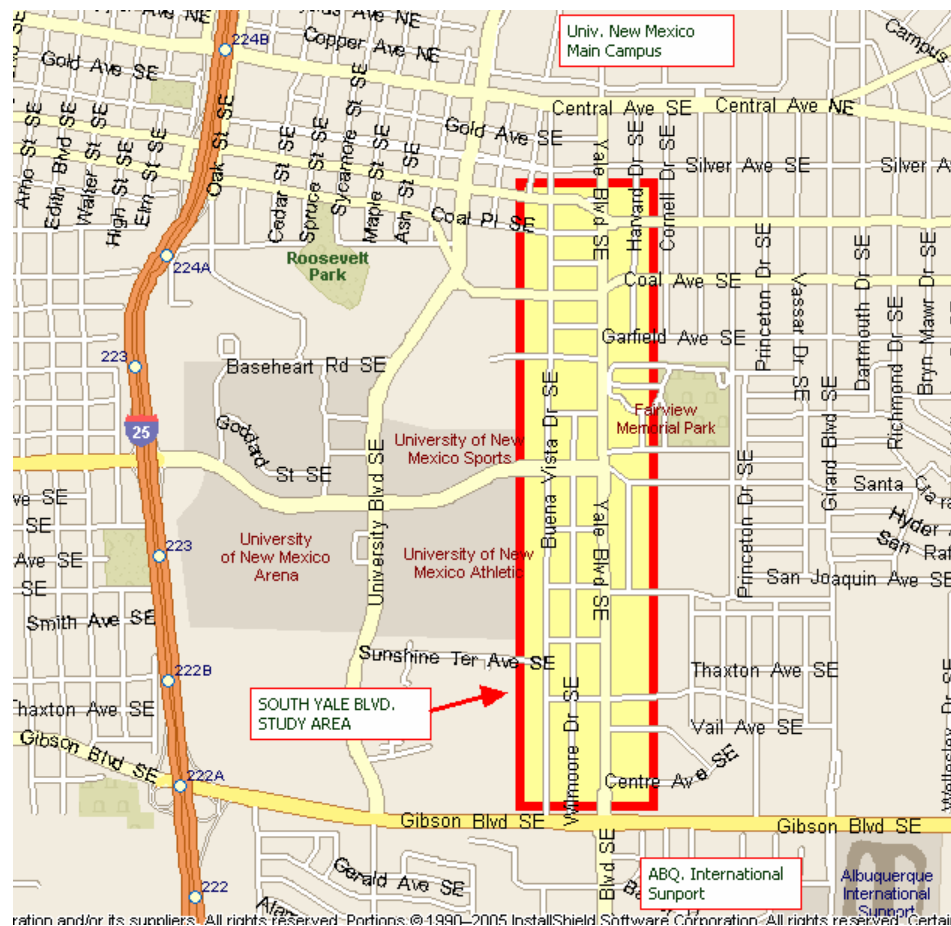
A considerable amount of additional retail and restaurants may be supportable along University Boulevard closer to the sports arenas. South Yale may also be able to support a much larger amount of retail if developed as a moderately priced mixed use modern lifestyle center, similar to the physical format of the ABQ center in the uptown area. However, this additional retail would likely pull sales from existing businesses in the trade area, resulting in a little net gain in gross sales.

Background

GPG has been retained by the City of Albuquerque to conduct a retail analysis for the South Yale Boulevard corridor area. The subject area is

located along South Yale Boulevard between Coal and Gibson Avenues SE. The scope of the project is as follows:

- What is the trade area that is served by retail in the Study Area?
- What are the current and projected trade area population and demographic characteristics?
- What is the current and projected growth for retail expenditures for 2008 to 2012?
- What type of retail is supportable and should be attracted to the South Yale Boulevard study area to best serve the existing and future population base? What are their anticipated sales volumes in 2008 and 2012?
- To define the likely growth for residential development along the South Yale Boulevard corridor.



The South Yale Boulevard Corridor study area is shown above, inside the red lines.

Methodology

To address the above issues, GPG conducted an evaluation of most major existing and planned shopping centers and retail concentrations in and surrounding the defined trade area. This evaluation was conducted during the week of July 14, 2007. During this evaluation, GPG thoroughly drove the market and visited and evaluated the major existing and planned institutions, retail and residential concentrations in the area.

GPG visited the area during the daytime and the evening, to gain an understanding of the retail gravitational patterns and traffic patterns throughout the study area.

GPG then defined a trade area that serves the existing retail in the market based on the field evaluation and the retail gravitation in the market, as well as our experience defining trade areas for similar developments throughout the United States. Population and demographic characteristics of trade area residents were collected by census tracts from national sources including ESRI.

Finally, based on the population and demographic characteristics of the trade area, existing and known planned retail competition, and traffic and retail gravitational patterns, GPG developed this qualitative assessment for the South Yale Street market.

For the purposes of this study GPG has assumed the following:

- No other major retail centers or residential developments are planned or proposed within the timeframe of this study (2012) and, as such, no other retail is assumed in our sales forecasts.
- The South Yale Corridor area is properly zoned and can support commercial and residential development and will have curb-cuts as shown in the proposed master plan.
- The region's economy will continue at normal or above normal ranges of employment, inflation, demand and growth.
- Any new development, commercial and residential, will be planned, designed, built and managed as a walkable town center, to the best practices of *The American Planning Association, the Congress for the New Urbanism, the International Council of Shopping Centers and The Urban Land Institute*.

-
- Parking for the area is assumed adequate for the proposed uses, with easy access to the retailers and residential in the development.
 - Visibility of the new retail is also assumed to be very good, with signage as required to assure good visibility of the retailers.
 - The new residential construction will be planned, marketed, managed and priced appropriately and meet or exceed the quality and design standards expected by the market.
 - UNM will continue to maintain its level of quality and growth.

Limits of Study

The findings of this study represent GPG's best estimates for the amounts and types of retail and residential that should be supportable at the subject site by 2008-2012. Every reasonable effort has been made to ensure that the data contained in this study reflect the most accurate and timely information possible and are believed to be reliable. This study is based on estimates, assumptions, and other information developed by GPG independent research efforts and general knowledge of the industry.

This report is based on information that was current as of July 2007, and GPG has not undertaken any update of its research effort since such date.

This report may contain estimated prospective financial information, estimates, or opinions that represent GPG's view of reasonable expectations at a particular time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted.

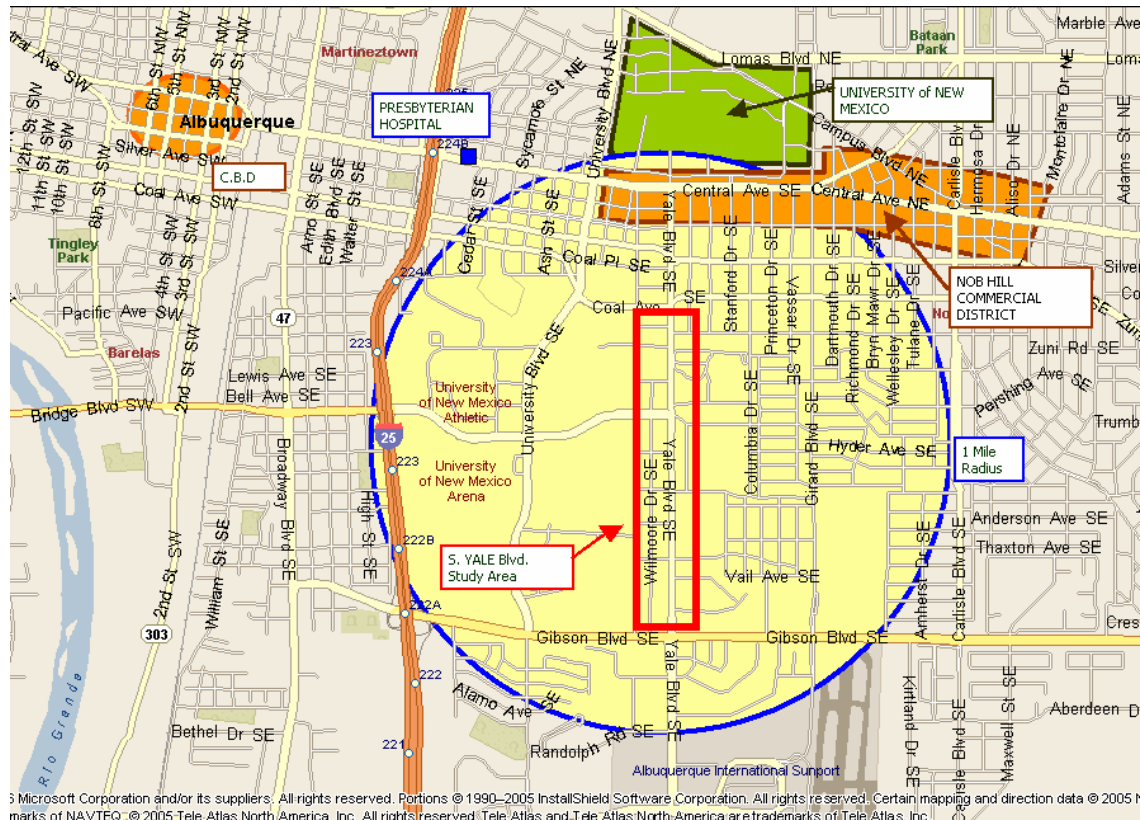
Actual results achieved during the period covered by GPG's prospective financial analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by GPG that any of the projected values or results contained in this study will be achieved.

This study ***should not*** be the sole basis for programming, planning, designing, financing or development of a commercial center. This study is intended only for general urban planning purposes by the City of Albuquerque.

Trade Areas

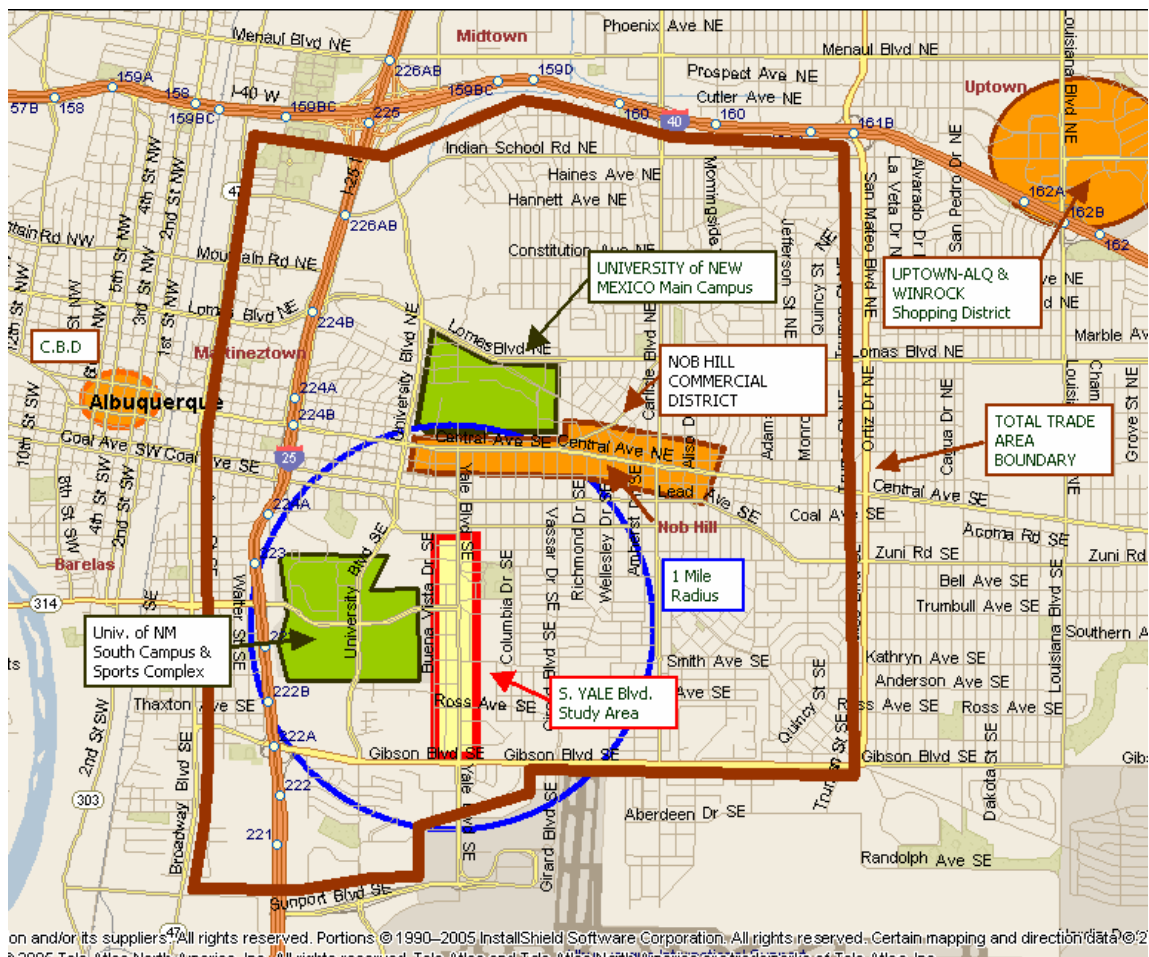
Based on GPG's field evaluation, the retail gravitation in the market, and our experience defining trade areas, this study finds that retail in the Yale study area currently has two trade areas, a one mile radius and a total trade area. The one mile radius serves as the Yale Corridor's primary trade area, accounting for an estimated 50% of the commercial sales.

Please find below an illustration of the one mile trade area:



The South Yale Boulevard Corridor's 1 mile radius trade area (shown in blue above) includes: The Nob Hill commercial district, the International Sunport Airport and the University of New Mexico.

The total trade area includes all three of UNM's campus, the western edge of the central business district, much of Nob Hill and most of the airport hotel area. This study estimates that approximately 75% of the Yale study area's commerce comes from the residents, employees and students located within the total trade area. The balance of the commercial sales occurs from through traffic and UNM's major sporting events (basketball, football, baseball, soccer and tennis). Please refer to the following map for the approximate total trade area boundaries.

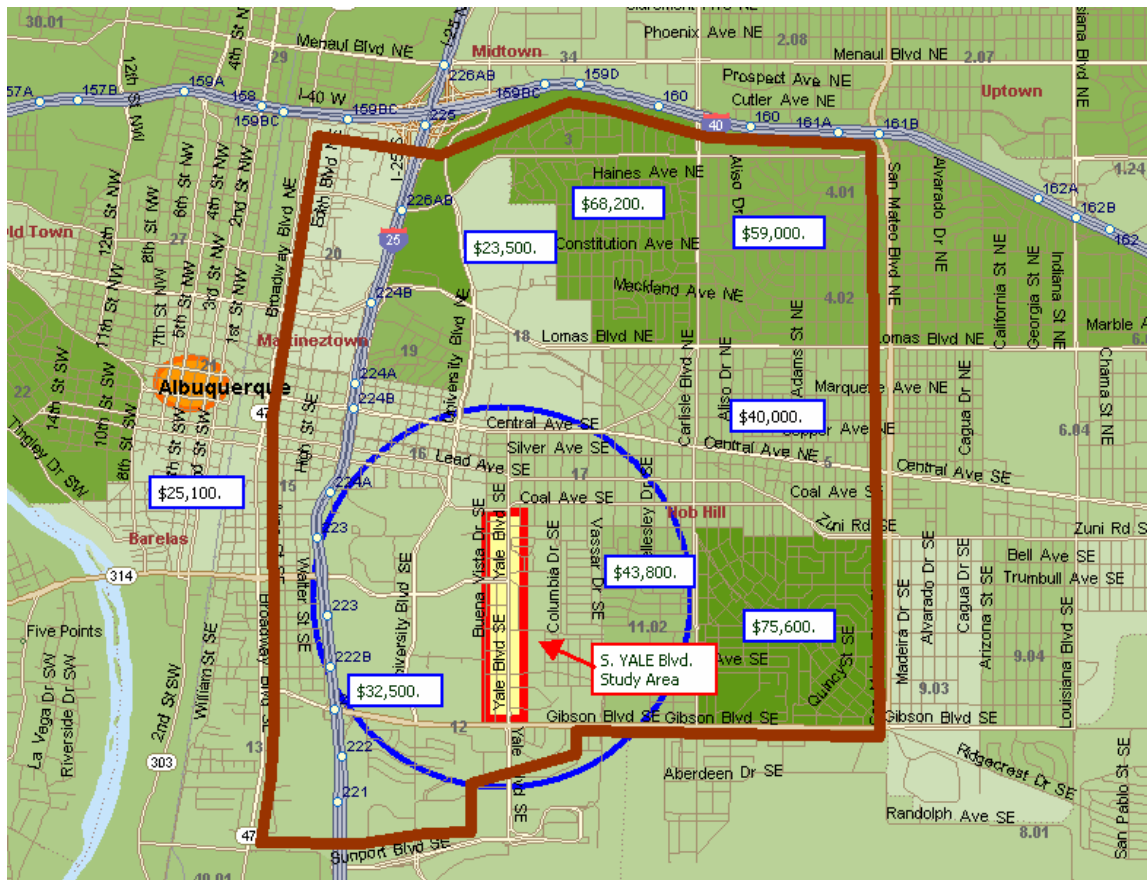


The estimated total trade area is illustrated above inside of the brown line. This trade area is well defined by the Airport, I-25, I-40 and the edge of Nob Hill to the east.

Trade Area Demographic Characteristics

The 1 mile trade area has an estimated 2007 population of 13,725 persons, which is projected to grow to 14,380 persons by 2012, a 0.94% increase over the five-year period. The total trade area adds an additional 40,875 persons to the population base, for a total trade area population of 54,600 persons, which is projected to grow to 57,375 persons by 2012, a 1.00 % increase over the five-year period.

The number of households in the one mile trade area, currently estimated at 6,780, is projected to increase to 7,220 households by 2012. The total trade area's household base is currently estimated at 24,740, and is projected to grow to 26,410 households by 2012.



Average Household Incomes widely vary around the Yale Corridor (see map above where the darker greens indicate the highest household incomes).

Household incomes in the market are moderate. As shown on the map above, the median household incomes currently in the one mile trade area, (\$27,220) is lower than those found in the total trade area (\$36,220). The average household incomes are much higher at \$40,129 in the 1 mile trade area, compared to \$65,153 in the total trade area. Over 18.6% of the households in the 1 mile trade area report income levels above \$75,000 compared to 22.2%. Markets with an average household income of \$75,000 are considered desirable by many leading retailers.

The median age within the market is young. The one mile trade area is significantly younger, 29.1 years than found in the total trade area, 33.1 years. The 1 mile trade area workforce consists of 63% white-collar, in comparison to the total trade area's 67.1% white collar workforce.

The following Table 1 presents and compares the demographic characteristics found in the defined trade areas:

Table 1: Demographic Summary

2007 Population Characteristics	1 Mile Radius	Total Trade Area
Population	13,725	54,600
Population (2012)	14,380	57,375
2007-2012 Projected Annual Population Growth Rate	0.94%	1.00 %
Median Household Income	\$27,220.	\$36,216.
Average Household Income	\$40,129.	\$65,153.
Median Per Capita Income	\$20,343.	\$25,558.
% Households with incomes \$75,000 or higher	18.6%	22.2%
Median Age	29.1	33.1
American Indian Alone	6.0%	4.1%
Asian or Pacific Islander Alone	8.2%	3.5%
Black Alone	6.1%	3.9%
Hispanic Origin	33.1%	37.4%
White Alone	62.3%	70.3%
Some Other Race Alone	13.4%	14.3%
Median Home Value	\$175,163.	\$210,086.
Housing Units	7,550.	27,340
Owner Occupied Housing Units	27.3%	40.4%
Renter Occupied Housing Units	62.5%	50.1%
% Enrolled in College (2000)	20.2%	14.6%
% Employed in White Collar Businesses	63%	67.1%

STUDY AREA CHARACTERISTICS

Access

Regional access to the South Yale corridor subject area is excellent with two direct interchanges to Interstate 25. In addition, Yale intersects with Central Avenue, the region's primary east-west road. Yale also serves as an important entry to both the International Sunport and UNM's main campus. Yale was once the primary vehicular portal to and from the airport, but recently much of the airport traffic has moved to University Boulevard and I-25.

Parking/Visibility

Most of the existing businesses along the Yale corridor have plenty of surface parking. In some cases, these parking lots significantly limit the potential for pedestrian movement between the various businesses.

Future parking for the area is assumed adequate for the proposed uses, with easy access to the retailers in the development. This study assumes that any new developments will include commercial industry standards.

Other Shopping Areas

As part of the field evaluation, GPG visited most major shopping concentrations in and around the periphery of both the one mile and total trade areas. The area has an oversupply of most retail and restaurant categories. However, many of these existing businesses are tired and not necessarily meeting the potential market demand. The exception is the newly opened ABQ Uptown lifestyle center. ABQ has introduced many new leading retailers into the market and is reportedly setting record sales figures for these upscale stores.

Regional retail competition in the market includes the following:

- The Central Business District
- Nob Hill
- The Uptown Retail District
- ABQ Uptown Lifestyle Center
- Various Neighborhood Centers

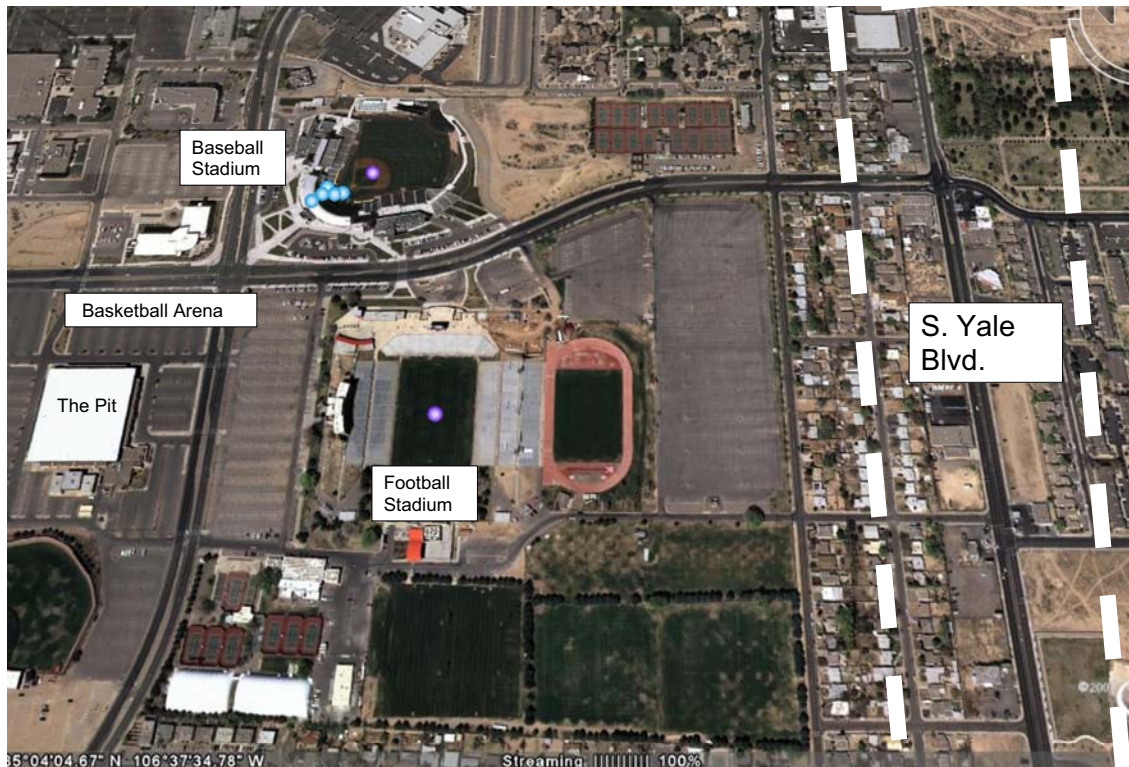
SURROUNDING LAND USES & INSTITUTIONS

The University of New Mexico



UNM's football stadium averages over 37,000 spectators per game and is planning to enlarge the seating in the near future.

One of the South Yale study area's most important influences is the University of New Mexico. Founded in 1889, UNM has 26,000 students and over 20,000 employees. The University offers 210 degree programs including law and medicine. UNM is also considered one of the top 25 U.S. colleges for Latinos. The student body includes 19,000 undergraduates and 12,000 'non-traditional' evening students.



The UNM South Sports Campus is shown above. Located just two blocks west of Yale Blvd, this campus includes some of the leading sports arenas in the country.

UNM is also ranked as one of the leading sports universities in the country and most of its arenas are located within two blocks of the Yale corridor. The adjacent sports activities include: football, basketball, soccer, tennis and baseball. The football field averages 37,200 visitors per game and is planned to expand to 42,000 seats in the near future. The Pitt houses the basketball arena and is considered one of the top 15 sporting venues in America, with an average of 15,700 attendees per game.

The potential for additional steady retail and restaurant commerce from UNM's sports arenas is difficult to gauge. Local restaurants along Nob Hill report strong sales during sports nights. However, the arenas are set back considerably from Yale Boulevard and surface parking lots separate the two. In addition, sports arenas often capture a high

percent of the food and beverage sales internally, limiting the overflow to surrounding businesses. Many community residents will often avoid business districts near major sporting complexes over concern that a major event will snarl traffic and crowd the businesses.

UNM's student body and employees represent a significant contribution to central Albuquerque's economy. However, the South Yale corridor has not yet fully captured this market potential of the campus. On the other hand, other commercial areas such as the Central Business District's entertainment area, Nob Hill and the north edge of the campus are presently capturing most of the University's market potential.

Residential & Parks



The Yale corridor (looking north) is flanked by many older single family neighborhoods and Loma Linda Park (shown to the right above).

The South Yale corridor includes a wide variety of residential and recreational uses. There are 7,550 existing residential units located within 1 mile of the Yale Corridor and 27,340 units located within the corridor's total trade area. Most of the housing is more than 30 years old and only 40% of the housing stock is detached single family. About 2% of the housing is mobile home and the University has a few attached apartments reserved for families. More than 60% of the

housing, located within one mile of South Yale Boulevard, is rental and 50% is rental within the total trade area.

Recreational opportunities include the giant UNM sports complex, west of Yale and Loma Linda Park. Loma Linda is a large city park offering passive and active recreational activities. This park draws from a large area of the city and could potentially contribute to some restaurants along Yale. UNM's sports complex includes major basketball, football and baseball stadiums. In addition, the campus has tennis, soccer and numerous other recreational amenities.

UNM Science & Technology Park

Located three blocks west of the Yale Corridor, the Science & Technology Park at UNM includes 160 acres of land and over 600 employees. As a part of UNM's South Campus, the Tech Park has recently been planned for a 40 acre expansion. The park presently includes over 530,000 square feet of research and development facilities.

Technology-oriented businesses in the Park exist in the areas of microelectronics, photonics, optoelectronics, biometrics, spectroscopy technology, advanced materials, manufacturing technology, medical research and testing, and medical devices. UNM ranks in the top five in rate of growth of the National Institute of Health funding and spends nearly \$300 million in annual research funding.

The Tech Park is not within easy walking distance of the Main NMU campus or the Yale corridor. Its many employees likely drive to surrounding restaurants or dine within their offices. The South Yale business corridor's limited restaurants and retailers generally fall below the quality and selection that highly skilled scientists are likely accustomed to.

ABQ International Sunport

Located at the south edge of the Yale Boulevard study area, the International Sunport generates much of Yale's vehicular traffic and commercial development. The airport supports more than 725 domestic flights and over 350 international flights per week. Many of the airport's hotels and service businesses are grouped around Yale and Gibson. These businesses are primarily visited by the airport's employees and 6.5 million passengers. The numerous restaurants also provide a needed service for local residents, employees and the University.



View of South Yale Boulevard and Gibson looking north. This intersection includes numerous hotels, restaurants and parking lots geared for the International Sunport. Note the existing mobile home park in the top left of photo.

Supportable Retail Summary: One Mile Radius

This study finds that the South Yale corridor is well serviced by its many surrounding commercial centers and shopping districts. In most categories, the reported annual sales far outweigh the potential consumer demand.

2006 retail sales (excluding restaurant) for the one mile area were \$77.8 million and consumer demand was \$94.8 million, representing a gross potential demand of \$17 million. This study estimates that only \$3.9 million of this potential retail demand can be captured along the South Yale corridor. 2006 gross restaurant sales for the one mile trade area were \$28.0 million and consumer demand is estimated at only \$16.5 million. These figures represent a 2006 oversupply of \$11.5 million or 25,000 square feet of restaurant businesses within one mile of the South Yale corridor.

Bars are the exception to the oversupply, showing an additional demand with \$281,000 in annual sales, supporting a small 1,400 square foot pub. In addition to the pub, this study also finds that the 1 mile trade area can support a total of 18,100 square feet of additional retail including a 14,000 square foot junior department store, 1,500

square feet of furniture and home furnishings and 1,200 square feet of home improvement.

Table 2: Additional Retail Development for 1 Mile Radius

Commercial Categories	2006 Estimated Annual Sales (Supply)	2006 Estimated Consumer Expenditures (Demand Potential)	Estimated Net Additional Demand (Gross Sales/yr)	2002 National Average Sales /SF*	Estimated Additional Supportable Development
Apparel & Accessories	\$6,670,400.	\$4,492,800.	\$0.	\$310.	0 sf
Books	\$1,923,800.	\$979,100.	\$0.	\$220.	0 sf
Department Stores (Jr.)	\$175,000.	\$11,410,000.	\$2,808,900.	\$195.	14,000 sf
Drinking Places (Alcoholic Beverages)	\$700,100.	\$981,100.	\$281,000.	\$450.	1,400 sf
Electronics	\$3,651,800.	\$2,672,100.	\$0.	\$382.	0 sf
Furniture & Home Furnishings	\$1,900,000.	\$3,000,000.	\$550,000.	\$321.	1,500 sf
Home Improvement	\$650,700.	\$2,801,600.	\$537,725.	\$458.	1,200. sf
Jewelry	\$1,300,000.	\$390,300.	\$0.	\$871.	0 sf
Pharmacy & Personal Care	\$3,026,400.	\$3,130,600.	\$0.	\$453.	0 sf
Food Services & Restaurants (Liquor & Non Liquor)	27,333,600	\$15,470,500.	\$0.	\$390.	0 sf
Shoe Stores	\$356,600.	\$763,000.	\$203,200.	\$350.	0 sf
Sporting Goods & Bicycles	\$1,352,000.	\$831,700.	0 sf	\$250.	0 sf
Supermarkets	\$17,713,500.	\$ 12,936,600...	0 sf	\$524.	0 sf
Food Services, Restaurants & Drinking Places	\$28,033,600.	\$16,451,600 (NIC Special Event Attendees)	0 sf	\$390.	0 sf
Total Additional Supportable for 1 Mile Radius \$3,896,625,000					18,100 sf

* Based upon ICSC Merchandise Index Table 7 & U.S. Census Bureau.

The retailers at the site should be unique in appeal and, as such, we have recommended both local and national retail tenants for apparel and restaurants. The local retailers/restaurants can be existing retailers and restaurants in nearby communities that are currently operating space in the greater Albuquerque market.

Total Trade Area Retail Demand

The larger total trade area's demand for retail goods and services is also considerably less than the existing demand. 2006 gross sales for the total trade area are reported at \$500.3 million. The demand is

estimated at only \$355.1 million, representing an oversupply by \$145.2 million (not including automotive or gasoline sales). Even assuming total capture potential, this oversupply equates to a surplus of more than 600,000 square feet in commercial.

This surplus of retail sales is being generated by visitors living outside of the total trade area boundary including the airport, sporting events, air force base and drive through traffic. Gross 2007 retail sales (excluding food, beverage, automotive and gasoline) were \$398.5 million and the demand only \$276.4 million. This represents an oversupply of retail sales of \$122.1 million in 2006 for the total trade area. 2006 food and drink sales were \$101.8 million and the total trade area's demand of \$78.7 million, equated to a \$23.1 million oversupply or more than 56,000 sf of surplus food and beverage businesses. This oversupply is being absorbed by visitors from outside of the total trade area, including sporting events, the Kirkland Air Force Base and the airport.

Please see Table 3 on the next page for a detailed analysis of the total trade area's retail potential.

Table 3: Additional Supportable Retail for Total Trade Area

Commercial Categories	2006 Estimated Annual Sales (Supply)	2006 Estimated Consumer Expenditures (Demand Potential))	Estimated Net Additional Demand (Gross Sales/yr)	2002 National Average Sales /SF*	Estimated Additional Supportable Development
Books	\$9,100,000.	\$4,088,700.	\$0.	\$220.	0 sf
Clothing Stores	\$15,373,200.	\$16,003,000.	\$62,200.	\$321.	0 sf
Department Stores	\$67,000,000.	\$55,600,000	\$0.	\$195.	0 sf
Drinking Places <i>(Alcoholic Beverages)</i>	\$2,466,400.	\$4,780,100	\$2,300,700.	\$450.	5,000 sf
Electronics	\$18,766,000.	\$12,710,700.	\$0.	\$382.	0 sf
Food Services & Restaurants <i>(Liquor & Non-Liquor)</i>	\$97,224,500.	\$70,866,200.	\$0.	\$390.	0 sf
Furniture & Home Furnishings	\$12,098,400	\$15,211,900.	\$450,000.	\$321.	1,400 sf
Home Improvement	\$2,726,500.	\$14,900,000.	\$3,043,400.	\$458.	6,500 sf
Jewelry	\$5,385,600.	\$1,935,000.	\$0.	\$871.	0 sf
Pharmacy & Personal Care	\$53,022,600.	\$15,694,900.	\$0.	\$453.	0 sf
Shoe Stores	\$2,304,800.	\$3,647,800.	\$402,900.	\$350.	1200 sf
Sporting Goods & Bicycles	\$14,267,000.	\$8,095,000.	\$0.	\$250.	0 sf
Supermarkets	\$116,012,100.	\$62,919,600.	\$0.	\$524.	0 sf
Total Additional Supportable for Estimated Trade Area					\$5,400 sf

Summary of Findings for Additional Retail

Of 25 retail categories analyzed, only 4 have the potential for development along Yale: home furnishings, drinking places (bars-clubs), home improvement (hardware) and shoes. The total supportable amount of retail is 28,200 square feet of new commercial development. This new retail is estimated to service both the one mile and total trade areas and should yield up to 9.35 million dollars in gross annual sales. These sales are at or above market averages.

It is likely that UNM's sporting venues do not contribute to commerce as much as they could, due to their distance from Yale and the self-contained nature of the sporting events. Their sporting arenas could potentially have a significant impact on Yale with careful planning, programming and marketing between the University and City. Additional retail can be supported in the South Yale corridor only if it offers a unique combination of tenant mix and physical character that is better managed and more appealing than the existing older commercial districts. Any new commercial will need to appeal to the University market, Airport, Air Force Base and the surrounding neighborhoods. This new retail development will not likely create new demand; instead, it will mostly transfer sales from existing retailers and restaurants in the trade area.

Please refer to Table 4 below for a summary of the additional supportable retail along the South Yale corridor:

Table 4: Summary of Supportable Retail for South Yale Corridor

Business Category	1 Mile Trade Area	Total Trade Area	Total Supportable
Jr. Department Store	14,000 sf	0 sf	14,000 sf
Drinking Places	1,400 sf	5,000 sf	5,000 sf
Furniture & Home Furnishings	1,500 sf	1,400 sf	1,500 sf
Home Improvement (Hardware)	1,200 sf	6,500 sf	6,500 sf
Shoe Stores	0 sf	1,200 sf	1,200 sf
Total Supportable	18,100 sf	14,100 sf	28,200 sf

Residential Demand

The South Yale corridor has not been sharing in the recent housing boom of the greater Albuquerque region. Although numerous small developments have been completed, over 90% of the housing stock located near the corridor was built prior to 1979. Few infill sites remain for new construction. The South Yale housing market is strongly

influenced by the University's growth. Less than 40% of the existing residential units are single family detached, 1.8 % is mobile homes and almost 60% are attached multiple family dwellings.

Over 62% of the housing located within a one mile radius of South Yale is renter occupied. 50% of the 27,300 housing units located within the total Yale trade area are renter occupied. More than 25% of the apartment units are attached in buildings of 10 or more units.

Although the University community is a major contributor to the residential market, the Airport, Science and Technical Park and the prime central location also make the Yale corridor attractive to professionals. More than 60% of the 16+ population has a 'white collar' job. Almost 40% of the employed residents have a professional, management or financial position. The 2007 median house value of \$210,086 reflects a moderate housing market and new developments are reported to sell quickly to both young professionals and members of the University community.

Summary of Findings for Residential Demand

This study finds that the South Yale Boulevard corridor will have a demand for 500 additional housing units by 2012 and the total trade area will have a demand for 1,850 new units by 2012. The median home value for the total trade area is expected to increase to \$244,300 by 2012. The 2010 median home value for residences located within 1 mile of South Yale is estimated to be \$210,000.

These new homes should be geared for young professionals, young families and the University market. New home prices should be priced under \$300,000. This study estimates that the South Yale market will support 300 additional rental housing units by 2012. These rental units can include: single family, attached town home and garden style apartments.

Table 5: Summary of 2010 Residential Demand

Unit Ownership	No. of Units	Median Value	Size Range	Unit Types
Owner Occupied	200	\$210,000.	1600 -2200 sf	Detached, Townhome, Stacked Flat
Renter Units	300	\$	600-1000 sf	Detached, Townhome & Garden Type

In addition, GPG finds that the South Yale corridor will support 200 additional owner-occupied residential units. These homes can also

include single family small lot dwellings, town homes and stacked flats. On average, new single family homes should be 1600-2200 square feet, with popular amenities such as large kitchens, 2-3 baths and attached garages. Apartments should range from 1-3 bedrooms and 600 square foot - 1000 square foot on average. Care should be given not to have high concentrations of any one type of housing unit typology to avoid large pools of student renters.

When possible, new residential development should be located within walking distance to retail services and/or employment centers. 16% of the population does not have access to a vehicle and 50% of the households have only one vehicle available. The new housing construction will help to increase the demand for new neighborhood commercial such as, grocery stores, bakeries, restaurants and service businesses.

RATIONALE

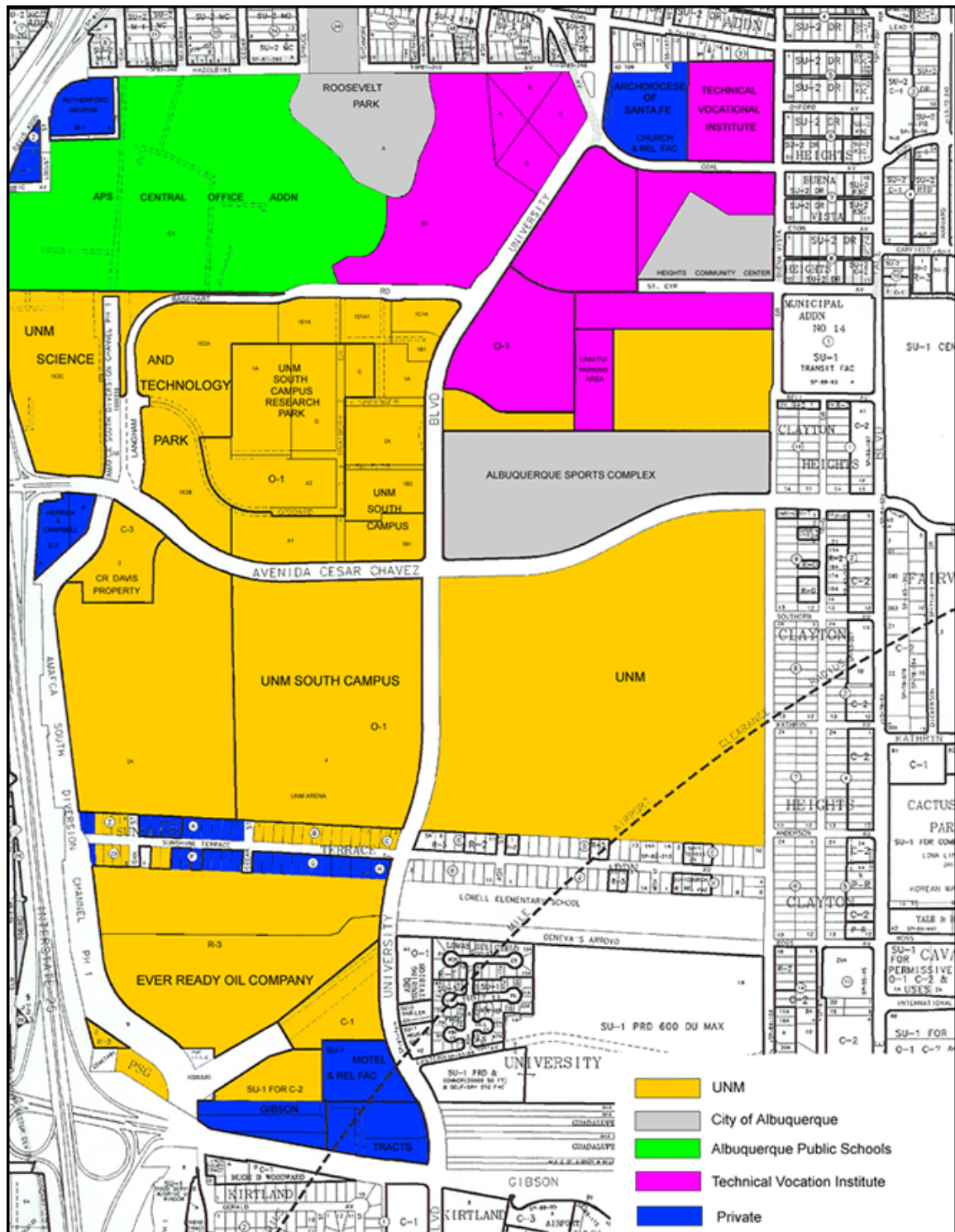
Please find below the rationale for the above recommendations and findings:

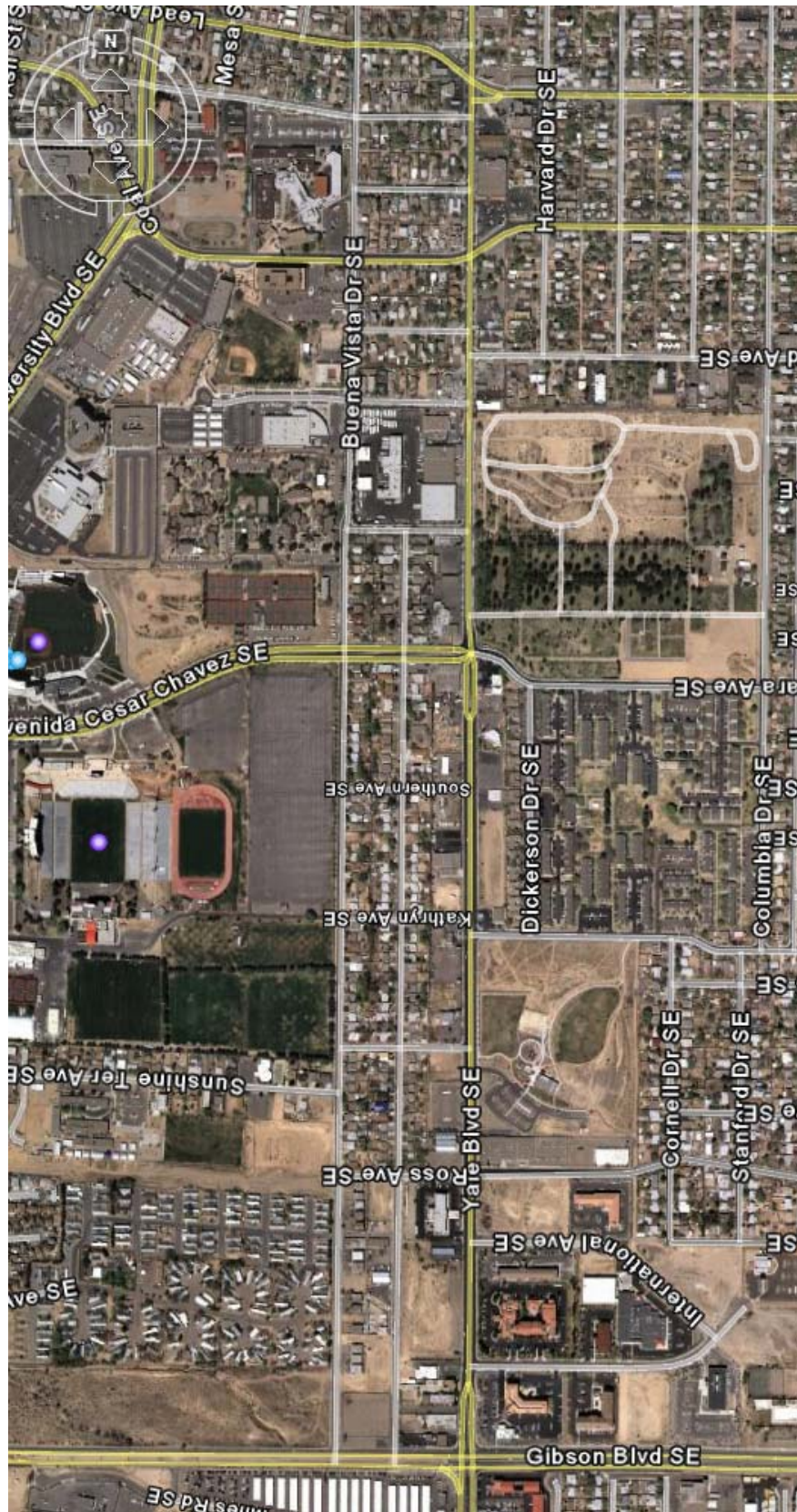
- **Strong Population Density** Population density is strong close to the site with 13,725 persons within one mile of the South Yale subject area and 54,600 persons within the expanded trade area.
- **Strong Trade Area Household Incomes** Both the 1 mile trade area and total trade areas have strong incomes. The average household income for the 1 mile trade area is \$ 40,129 and \$65,153 in the total trade area.
- **Daytime Employment Base** Overall, there are a total of 20,000 employees working at the university and 600 at the UNM Science and Technology Park. The airport and Kirkland Air Force Base also have strong employment sectors within the 1 mile trade area. The employment base within the 1 mile trade area is white-collar oriented with over 60% of all employees working in this sector.
- **Retail Competition** the South Yale area faces stiff competition from numerous shopping centers and districts, including The CBD, Nob Hill, and ABQ Uptown.
- **Trade Area Demographics** Significant trade area demographics include a median age of 29.1 years in the 1 mile trade area and 33.1 years within the total trade area.

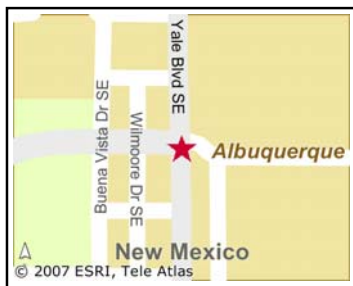
-
- **University of New Mexico** The campus provides over 26,000 students and 20,000 employees within a few blocks of the South Yale corridor. This community offers a steady market potential for retail and residential development.
 - **Sporting Events** The UNM's many sporting venues pull large numbers of visitors to the South Yale corridor on a regular basis. Although most of this food and beverage sales occur inside of the sports arenas, the events do offer the existing businesses excellent exposure and potential overflow sales.

-- END OF REPORT --

UNM South Campus - Land Ownership







Demographic and Income Profile

South Yale Corridor 1 Mile Radius

Prepared by Gibbs Planning Group, Inc.

Latitude: 35.0694

Longitude: -106.622

Radius: 1.0 miles

	Site Type:	Radius		
Summary	2000	2007	2012	
Population	13,392	13,725	14,381	
Households	6,344	6,781	7,217	
Families	2,542	2,520	2,549	
Average Household Size	2.01	1.93	1.90	
Owner Occupied HUs	2,000	2,064	2,117	
Renter Occupied HUs	4,344	4,718	5,101	
Median Age	29.1	29.1	29.1	

Trends: 2007-2012 Annual Rate	Area	State	National
Population	0.94%	1.34%	1.22%
Households	1.25%	1.54%	1.27%
Families	0.23%	1.04%	1.00%
Owner HHs	0.51%	1.47%	1.29%
Median Household Income	3.31%	3.32%	3.29%

	2000		2007		2012	
Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,245	35.0%	1,922	28.3%	1,742	24.1%
\$15,000 - \$24,999	1,258	19.6%	1,225	18.1%	1,196	16.6%
\$25,000 - \$34,999	1,015	15.8%	948	14.0%	906	12.6%
\$35,000 - \$49,999	696	10.9%	1,054	15.5%	1,156	16.0%
\$50,000 - \$74,999	603	9.4%	740	10.9%	916	12.7%
\$75,000 - \$99,999	381	5.9%	359	5.3%	518	7.2%
\$100,000 - \$149,999	146	2.3%	413	6.1%	570	7.9%
\$150,000 - \$199,999	31	0.5%	61	0.9%	112	1.6%
\$200,000+	35	0.5%	58	0.9%	101	1.4%
Median Household Income	\$22,188		\$27,220		\$32,031	
Average Household Income	\$32,054		\$40,129		\$47,718	
Per Capita Income	\$15,513		\$20,343		\$24,482	

	2000		2007		2012	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	757	5.7%	790	5.8%	851	5.9%
5 - 9	638	4.8%	625	4.6%	634	4.4%
10 - 14	623	4.7%	550	4.0%	553	3.8%
15 - 19	1,109	8.3%	1,090	7.9%	995	6.9%
20 - 24	2,143	16.0%	2,297	16.7%	2,453	17.1%
25 - 34	2,962	22.1%	3,067	22.3%	3,259	22.7%
35 - 44	1,878	14.0%	1,652	12.0%	1,696	11.8%
45 - 54	1,551	11.6%	1,707	12.4%	1,608	11.2%
55 - 64	734	5.5%	1,009	7.4%	1,313	9.1%
65 - 74	526	3.9%	466	3.4%	524	3.6%
75 - 84	340	2.5%	330	2.4%	309	2.1%
85+	130	1.0%	142	1.0%	185	1.3%

	2000		2007		2012	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	8,608	64.3%	8,547	62.3%	8,757	60.9%
Black Alone	790	5.9%	832	6.1%	889	6.2%
American Indian Alone	671	5.0%	768	5.6%	859	6.0%
Asian Alone	848	6.3%	1,013	7.4%	1,166	8.1%
Pacific Islander Alone	12	0.1%	13	0.1%	13	0.1%
Some Other Race Alone	1,787	13.3%	1,840	13.4%	1,939	13.5%
Two or More Races	675	5.0%	712	5.2%	759	5.3%
Hispanic Origin (Any Race)	4,294	32.1%	4,545	33.1%	4,871	33.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.

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Demographic and Income Profile

Prepared by Gibbs Planning Group, Inc.

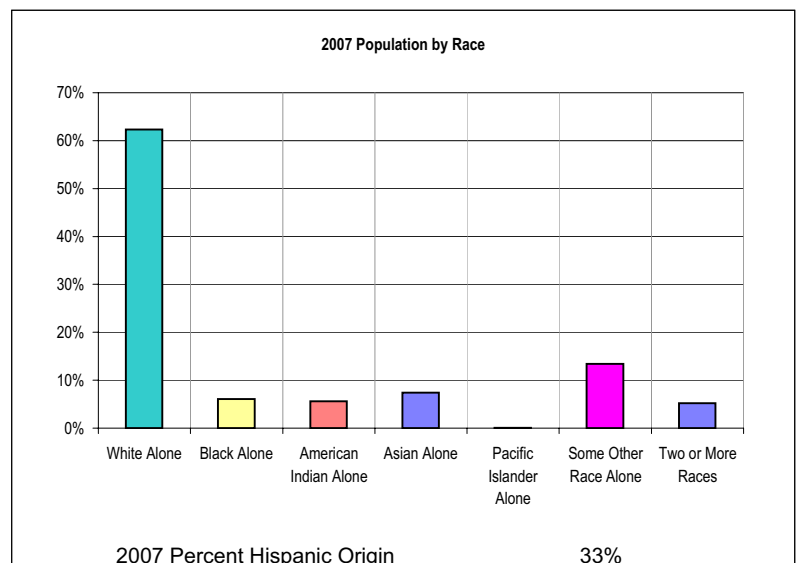
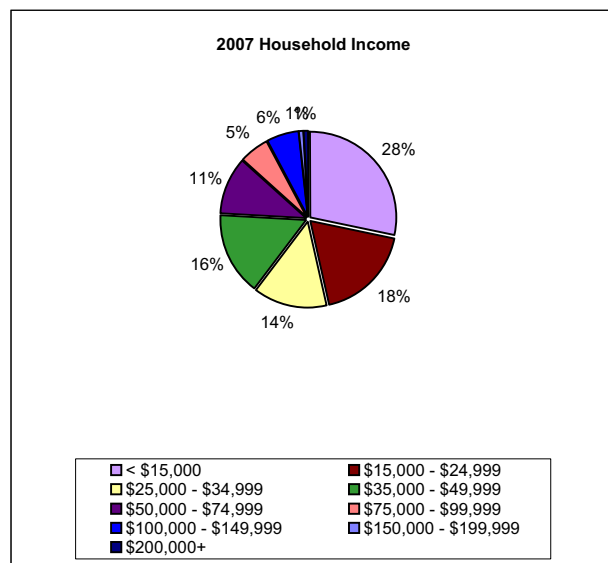
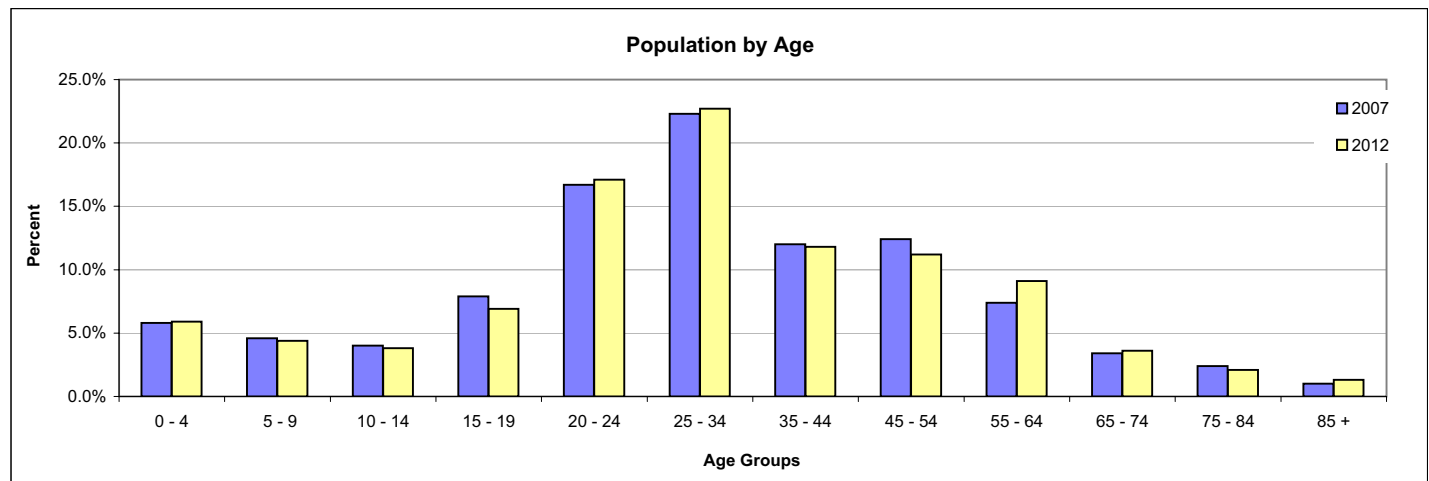
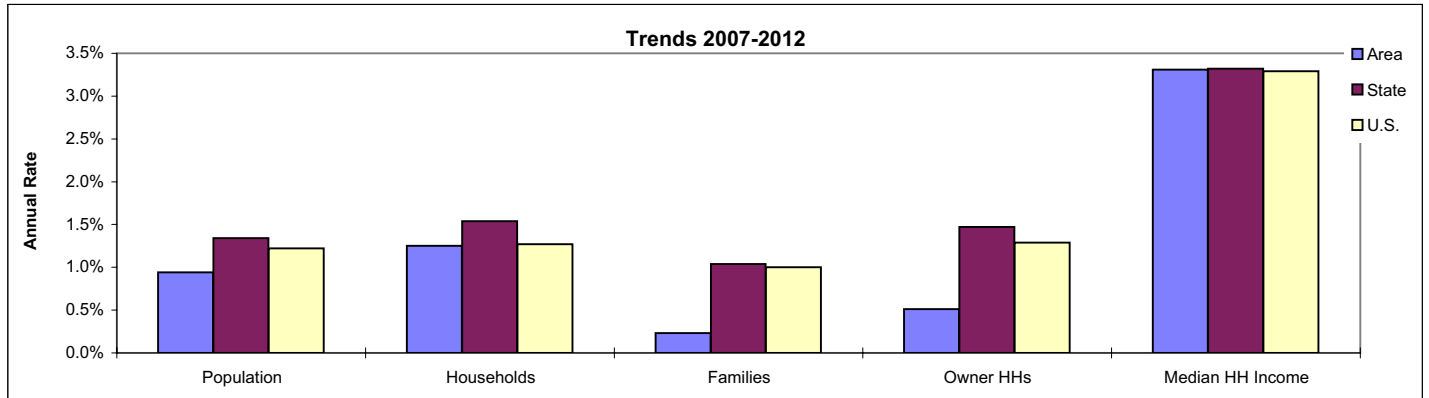
South Yale Corridor 1 Mile Radius

Latitude: 35.0694

Longitude: -106.622

Radius: 1.0 miles

Site Type: Radius



Source: ESRI forecasts for 2007 and 2012.

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8/16/2007

Retail MarketPlace Profile

South Yale Corridor 1 Mile Radius

Prepared by Gibbs Planning Group, Inc.

Latitude: 35.0694

Longitude: -106.622

Radius: 1.0 miles

Site Type: Radius

Summary Demographics

2007 Population	13,725
2007 Households	6,781
2007 Median Disposable Income	\$23,849
2007 Per Capita Income	\$20,343

Industry Summary

	Supply (Retail Sales)	Demand (Retail Potential)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$105,855,213	\$111,247,587	\$5,392,374	2.5	126
Total Retail Trade (NAICS 44-45)	\$77,821,642	\$94,795,966	\$16,974,324	9.8	78
Total Food & Drink (NAICS 722)	\$28,033,571	\$16,451,621	-\$11,581,950	-26.0	48

Industry Group	Supply (Retail Sales)	Demand (Retail Potential)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$369,496	\$25,199,127	\$24,829,631	97.1	2
Automobile Dealers (NAICS 4411)	\$0	\$21,733,799	\$21,733,799	100.0	0
Other Motor Vehicle Dealers (NAICS 4412)	\$245,866	\$1,643,924	\$1,398,058	74.0	1
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$123,630	\$1,821,404	\$1,697,774	87.3	1
Furniture & Home Furnishings Stores (NAICS 442)	\$1,897,673	\$2,988,282	\$1,090,609	22.3	3
Furniture Stores (NAICS 4421)	\$1,289,338	\$2,009,487	\$720,149	21.8	2
Home Furnishings Stores (NAICS 4422)	\$608,335	\$978,795	\$370,460	23.3	1
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$3,651,820	\$2,672,141	-\$979,679	-15.5	5
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$650,728	\$2,801,550	\$2,150,822	62.3	1
Building Material and Supplies Dealers (NAICS 4441)	\$650,728	\$2,607,290	\$1,956,562	60.1	1
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$0	\$194,260	\$194,260	100.0	0
Food & Beverage Stores (NAICS 445)	\$20,644,049	\$13,636,076	-\$7,007,973	-20.4	13
Grocery Stores (NAICS 4451)	\$17,713,521	\$12,936,625	-\$4,776,896	-15.6	6
Specialty Food Stores (NAICS 4452)	\$911,039	\$441,420	-\$469,619	-34.7	6
Beer, Wine, and Liquor Stores (NAICS 4453)	\$2,019,489	\$258,031	-\$1,761,458	-77.3	1
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$3,026,374	\$3,130,550	\$104,176	1.7	3
Gasoline Stations (NAICS 447/NAICS 4471)	\$9,631,288	\$13,067,070	\$3,435,782	15.1	3
Clothing and Clothing Accessories Stores (NAICS 448)	\$6,670,364	\$4,492,845	-\$2,177,519	-19.5	14
Clothing Stores (NAICS 4481)	\$5,016,218	\$3,339,604	-\$1,676,614	-20.1	10
Shoe Stores (NAICS 4482)	\$356,563	\$762,968	\$406,405	36.3	1
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$1,297,583	\$390,273	-\$907,310	-53.8	3
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$3,275,114	\$1,810,768	-\$1,464,346	-28.8	11
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$1,351,298	\$831,671	-\$519,627	-23.8	5
Book, Periodical, and Music Stores (NAICS 4512)	\$1,923,816	\$979,097	-\$944,719	-32.5	6

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. The North American Industry Classification System (NAICS) is used to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and info USA®.

Retail MarketPlace Profile

South Yale Corridor 1 Mile Radius

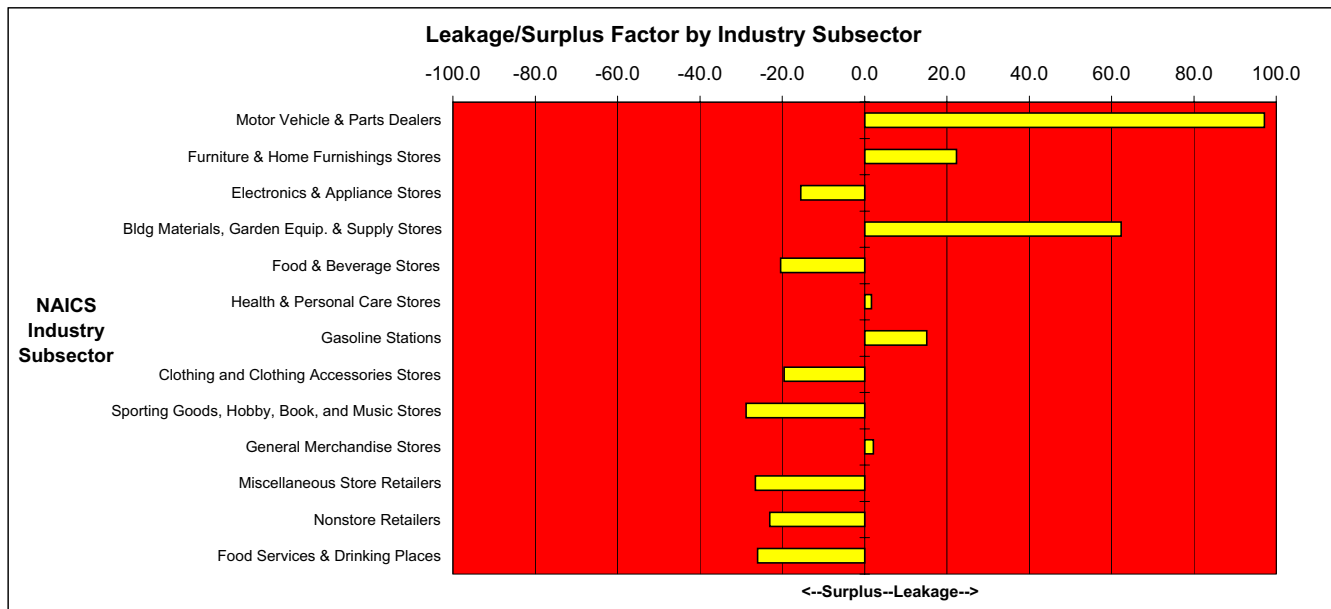
Prepared by Gibbs Planning Group, Inc.

Latitude: 35.0694

Longitude: -106.622

Radius: 1.0 miles

	Site Type:	Radius			
Industry Group	Supply (Retail Sales)	Demand (Retail Potential)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$18,236,015	\$19,030,775	\$794,760	2.1	3
Department Stores Excluding Leased Depts. (NAICS 4521)	\$174,502	\$11,409,819	\$11,235,317	97.0	1
Other General Merchandise Stores (NAICS 4529)	\$18,061,513	\$7,620,956	-\$10,440,557	-40.7	2
Miscellaneous Store Retailers (NAICS 453)	\$3,258,559	\$1,893,737	-\$1,364,822	-26.5	18
Florists (NAICS 4531)	\$18,173	\$176,843	\$158,670	81.4	1
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$1,520,586	\$826,965	-\$693,621	-29.5	7
Used Merchandise Stores (NAICS 4533)	\$769,833	\$137,167	-\$632,666	-69.8	5
Other Miscellaneous Store Retailers (NAICS 4539)	\$949,967	\$752,762	-\$197,205	-11.6	5
Nonstore Retailers (NAICS 454)	\$6,510,162	\$4,073,045	-\$2,437,117	-23.0	2
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$0	\$2,251,614	\$2,251,614	100.0	0
Vending Machine Operators (NAICS 4542)	\$0	\$963,510	\$963,510	100.0	0
Direct Selling Establishments (NAICS 4543)	\$6,510,162	\$857,921	-\$5,652,241	-76.7	2
Food Services & Drinking Places (NAICS 722)	\$28,033,571	\$16,451,621	-\$11,581,950	-26.0	48
Full-Service Restaurants (NAICS 7221)	\$6,007,677	\$7,138,682	\$1,131,005	8.6	1
Limited-Service Eating Places (NAICS 7222)	\$20,438,797	\$7,684,940	-\$12,753,857	-45.3	42
Special Food Services (NAICS 7223)	\$887,054	\$646,850	-\$240,204	-15.7	2
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$700,043	\$981,149	\$281,106	16.7	3



Source: ESRI and info USA®.

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Retail MarketPlace Profile

South Yale Corridor 1 Mile Radius

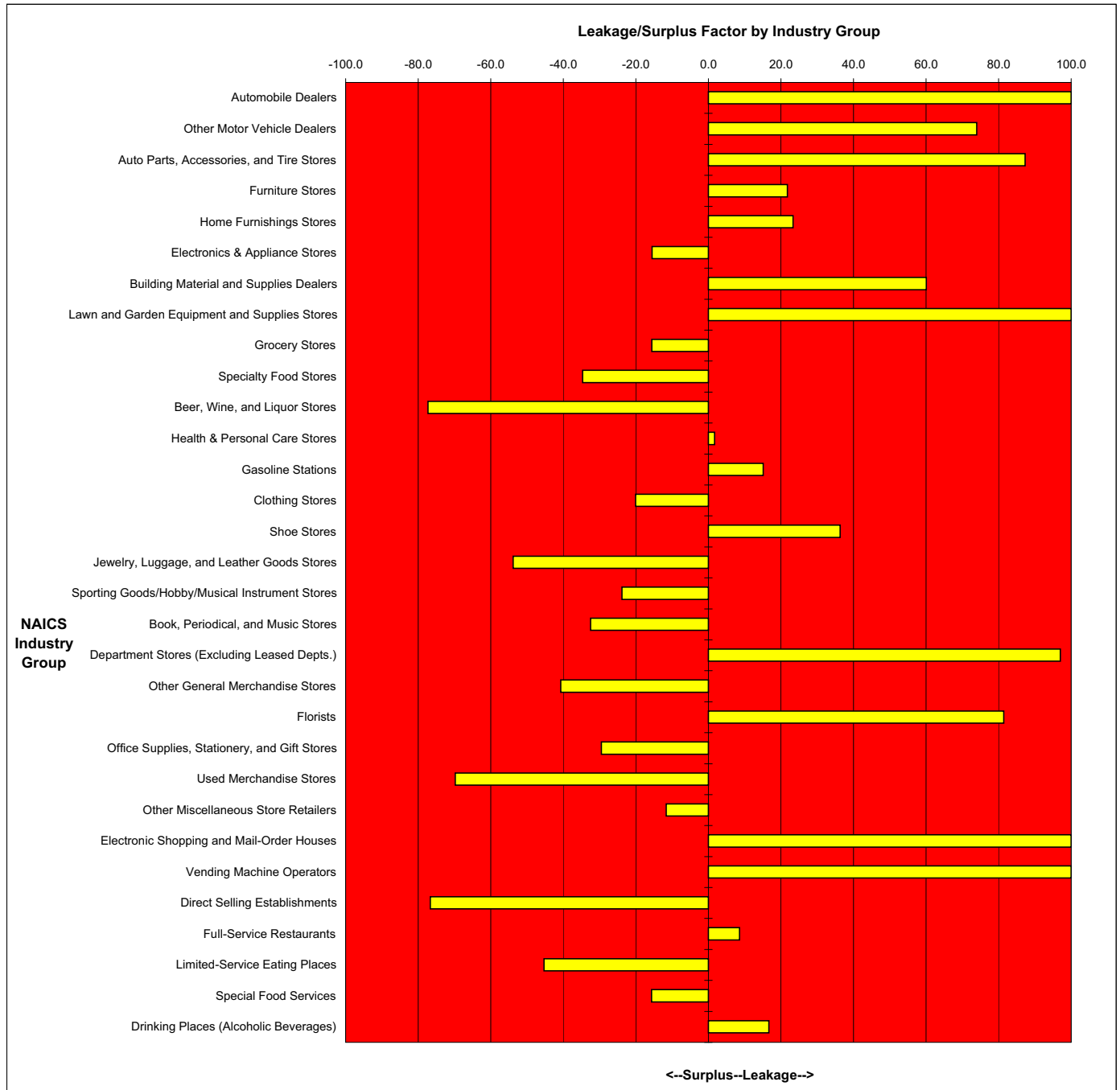
Prepared by Gibbs Planning Group, Inc.

Latitude: 35.0694

Longitude: -106.622

Radius: 1.0 miles

Site Type: Radius



Source: ESRI and info USA®.

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Market Profile

Prepared by Gibbs Planning Group, Inc.

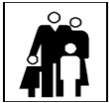
Latitude: 35.0694

Longitude: -106.622

Radius: 1.0 miles



2000 Total Population	13,392
2000 Group Quarters	615
2007 Total Population	13,725
2012 Total Population	14,381
2007 - 2012 Annual Rate	0.94%



2000 Households	6,344
2000 Average Household Size	2.01
2007 Households	6,781
2007 Average Household Size	1.93
2012 Households	7,217
2012 Average Household Size	1.90
2007 - 2012 Annual Rate	1.25%
2000 Families	2,542
2000 Average Family Size	2.86
2007 Families	2,520
2007 Average Family Size	2.78
2012 Families	2,549
2012 Average Family Size	2.77
2007 - 2012 Annual Rate	0.23%



2000 Housing Units	7,065
Owner Occupied Housing Units	28.4%
Renter Occupied Housing Units	61.7%
Vacant Housing Units	10.0%
2007 Housing Units	7,549
Owner Occupied Housing Units	27.3%
Renter Occupied Housing Units	62.5%
Vacant Housing Units	10.2%
2012 Housing Units	8,036
Owner Occupied Housing Units	26.3%
Renter Occupied Housing Units	63.5%
Vacant Housing Units	10.2%

Median Household Income

2000	\$22,188
2007	\$27,220
2012	\$32,031

Median Home Value

2000	\$105,496
2007	\$175,163
2012	\$209,637

Per Capita Income

2000	\$15,513
2007	\$20,343
2012	\$24,482

Median Age

2000	29.1
2007	29.1
2012	29.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.

Market Profile

Prepared by Gibbs Planning Group, Inc.

Latitude: 35.0694
Longitude: -106.622

Radius: 1.0 miles



2000 Households by Income

Household Income Base	6,410
< \$15,000	35.0%
\$15,000 - \$24,999	19.6%
\$25,000 - \$34,999	15.8%
\$35,000 - \$49,999	10.9%
\$50,000 - \$74,999	9.4%
\$75,000 - \$99,999	5.9%
\$100,000 - \$149,999	2.3%
\$150,000 - \$199,999	0.5%
\$200,000 +	0.5%
Average Household Income	\$32,054

2007 Households by Income

Household Income Base	6,780
< \$15,000	28.3%
\$15,000 - \$24,999	18.1%
\$25,000 - \$34,999	14.0%
\$35,000 - \$49,999	15.5%
\$50,000 - \$74,999	10.9%
\$75,000 - \$99,999	5.3%
\$100,000 - \$149,999	6.1%
\$150,000 - \$199,999	0.9%
\$200,000 +	0.9%
Average Household Income	\$40,129

2012 Households by Income

Household Income Base	7,217
< \$15,000	24.1%
\$15,000 - \$24,999	16.6%
\$25,000 - \$34,999	12.6%
\$35,000 - \$49,999	16.0%
\$50,000 - \$74,999	12.7%
\$75,000 - \$99,999	7.2%
\$100,000 - \$149,999	7.9%
\$150,000 - \$199,999	1.6%
\$200,000 +	1.4%
Average Household Income	\$47,718

2000 Owner Occupied HUs by Value

Total	1,998
< \$50,000	9.6%
\$50,000 - \$99,999	35.7%
\$100,000 - \$149,999	36.7%
\$150,000 - \$199,999	11.5%
\$200,000 - \$299,999	4.5%
\$300,000 - \$499,999	0.7%
\$500,000 - \$999,999	1.3%
\$1,000,000+	0.0%
Average Home Value	\$119,672

2000 Specified Renter Occupied HUs by Contract Rent

Total	4,394
With Cash Rent	98.6%
No Cash Rent	1.4%
Median Rent	\$429
Average Rent	\$438

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.

Market Profile

Prepared by Gibbs Planning Group, Inc.

Latitude: 35.0694
Longitude: -106.622

Radius: 1.0 miles



2000 Population by Age

Total	13,391
0 - 4	5.7%
5 - 9	4.8%
10 - 14	4.7%
15 - 19	8.3%
20 - 24	16.0%
25 - 34	22.1%
35 - 44	14.0%
45 - 54	11.6%
55 - 64	5.5%
65 - 74	3.9%
75 - 84	2.5%
85+	1.0%
18+	81.9%

2007 Population by Age

Total	13,725
0 - 4	5.8%
5 - 9	4.6%
10 - 14	4.0%
15 - 19	7.9%
20 - 24	16.7%
25 - 34	22.3%
35 - 44	12.0%
45 - 54	12.4%
55 - 64	7.4%
65 - 74	3.4%
75 - 84	2.4%
85+	1.0%
18+	82.9%

2012 Population by Age

Total	14,380
0 - 4	5.9%
5 - 9	4.4%
10 - 14	3.8%
15 - 19	6.9%
20 - 24	17.1%
25 - 34	22.7%
35 - 44	11.8%
45 - 54	11.2%
55 - 64	9.1%
65 - 74	3.6%
75 - 84	2.1%
85+	1.3%
18+	83.5%

2000 Population by Sex

Males	50.8%
Females	49.2%

2007 Population by Sex

Males	50.7%
Females	49.3%

2012 Population by Sex

Males	50.7%
Females	49.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.

Market Profile

Prepared by Gibbs Planning Group, Inc.

Latitude: 35.0694
Longitude: -106.622

Radius: 1.0 miles



2000 Population by Race/Ethnicity

Total	13,391
White Alone	64.3%
Black Alone	5.9%
American Indian Alone	5.0%
Asian or Pacific Islander Alone	6.4%
Some Other Race Alone	13.3%
Two or More Races	5.0%
Hispanic Origin	32.1%
Diversity Index	76.1

2007 Population by Race/Ethnicity

Total	13,725
White Alone	62.3%
Black Alone	6.1%
American Indian Alone	5.6%
Asian or Pacific Islander Alone	7.5%
Some Other Race Alone	13.4%
Two or More Races	5.2%
Hispanic Origin	33.1%
Diversity Index	77.7

2012 Population by Race/Ethnicity

Total	14,382
White Alone	60.9%
Black Alone	6.2%
American Indian Alone	6.0%
Asian or Pacific Islander Alone	8.2%
Some Other Race Alone	13.5%
Two or More Races	5.3%
Hispanic Origin	33.9%
Diversity Index	78.8



2000 Population 3+ by School Enrollment

Total	13,036
Enrolled in Nursery/Preschool	1.4%
Enrolled in Kindergarten	1.0%
Enrolled in Grade 1-8	7.3%
Enrolled in Grade 9-12	3.8%
Enrolled in College	20.2%
Enrolled in Grad/Prof School	7.0%
Not Enrolled in School	59.2%

2000 Population 25+ by Educational Attainment

Total	8,102
Less than 9th Grade	5.7%
9th - 12th Grade, No Diploma	9.7%
High School Graduate	15.9%
Some College, No Degree	24.4%
Associate Degree	3.9%
Bachelor's Degree	22.1%
Master's/Prof/Doctorate Degree	18.4%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.

Market Profile

Prepared by Gibbs Planning Group, Inc.

Latitude: 35.0694

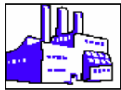
Longitude: -106.622

Radius: 1.0 miles



2000 Population 15+ by Sex and Marital Status

Total	11,491
Females	49.2%
Never Married	25.4%
Married, not Separated	13.5%
Married, Separated	1.2%
Widowed	2.9%
Divorced	6.2%
Males	50.8%
Never Married	29.5%
Married, not Separated	14.3%
Married, Separated	0.8%
Widowed	0.9%
Divorced	5.3%



2000 Population 16+ by Employment Status

Total	11,387
In Labor Force	69.1%
Civilian Employed	64.1%
Civilian Unemployed	4.6%
In Armed Forces	0.4%
Not in Labor Force	30.9%

2007 Civilian Population 16+ in Labor Force

Civilian Employed	92.6%
Civilian Unemployed	7.4%

2012 Civilian Population 16+ in Labor Force

Civilian Employed	93.3%
Civilian Unemployed	6.7%

2000 Females 16+ by Employment Status and Age of Children

Total	5,587
Own Children < 6 Only	7.5%
Employed/in Armed Forces	3.3%
Unemployed	0.5%
Not in Labor Force	3.7%
Own Children <6 and 6-17	3.3%
Employed/in Armed Forces	2.2%
Unemployed	0.0%
Not in Labor Force	1.1%
Own Children 6-17 Only	9.7%
Employed/in Armed Forces	5.7%
Unemployed	1.3%
Not in Labor Force	2.7%
No Own Children <18	79.6%
Employed/in Armed Forces	48.4%
Unemployed	3.7%
Not in Labor Force	27.5%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.

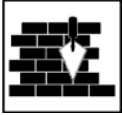
Market Profile

Prepared by Gibbs Planning Group, Inc.

Latitude: 35.0694

Longitude: -106.622

Radius: 1.0 miles



2007 Employed Population 16+ by Industry

Total	7,256
Agriculture/Mining	0.5%
Construction	5.9%
Manufacturing	4.0%
Wholesale Trade	1.4%
Retail Trade	11.2%
Transportation/Utilities	1.6%
Information	2.8%
Finance/Insurance/Real Estate	3.6%
Services	65.3%
Public Administration	3.7%

2007 Employed Population 16+ by Occupation

Total	7,256
White Collar	63.0%
Management/Business/Financial	8.5%
Professional	30.4%
Sales	10.8%
Administrative Support	13.4%
Services	23.7%
Blue Collar	13.3%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	5.5%
Installation/Maintenance/Repair	1.9%
Production	3.2%
Transportation/Material Moving	2.5%



2000 Workers 16+ by Means of Transportation to Work

Total	7,145
Drove Alone - Car, Truck, or Van	61.6%
Carpooled - Car, Truck, or Van	11.5%
Public Transportation	2.8%
Walked	15.5%
Other Means	6.3%
Worked at Home	2.2%

2000 Workers 16+ by Travel Time to Work

Total	7,144
Did not Work at Home	97.8%
Less than 5 minutes	4.0%
5 to 9 minutes	17.3%
10 to 19 minutes	44.6%
20 to 24 minutes	13.8%
25 to 34 minutes	11.7%
35 to 44 minutes	2.6%
45 to 59 minutes	2.1%
60 to 89 minutes	1.4%
90 or more minutes	0.5%
Worked at Home	2.2%
Average Travel Time to Work (in min)	16.5

2000 Households by Vehicles Available

Total	6,391
None	16.0%
1	49.6%
2	25.7%
3	6.1%
4	2.0%
5+	0.6%
Average Number of Vehicles Available	1.3

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007

Prepared by Gibbs Planning Group, Inc.

Latitude: 35.0694
Longitude: -106.622

Radius: 1.0 miles



2000 Households by Type

Total	6,345
Family Households	40.1%
Married-couple Family	23.4%
With Related Children	10.6%
Other Family (No Spouse)	16.7%
With Related Children	11.2%
Nonfamily Households	59.9%
Householder Living Alone	42.2%
Householder Not Living Alone	17.7%
Households with Related Children	21.8%
Households with Persons 65+	11.6%

2000 Households by Size

Total	6,344
1 Person Household	42.2%
2 Person Household	32.4%
3 Person Household	13.1%
4 Person Household	7.0%
5 Person Household	3.4%
6 Person Household	1.2%
7+ Person Household	0.6%

2000 Households by Year Householder Moved In

Total	6,394
Moved in 1999 to March 2000	39.9%
Moved in 1995 to 1998	27.9%
Moved in 1990 to 1994	13.1%
Moved in 1980 to 1989	8.1%
Moved in 1970 to 1979	4.8%
Moved in 1969 or Earlier	6.3%
Median Year Householder Moved In	1998



2000 Housing Units by Units in Structure

Total	7,092
1, Detached	38.2%
1, Attached	4.0%
2	9.2%
3 or 4	12.4%
5 to 9	10.2%
10 to 19	10.6%
20+	13.6%
Mobile Home	1.8%
Other	0.0%

2000 Housing Units by Year Structure Built

Total	7,111
1999 to March 2000	0.2%
1995 to 1998	1.0%
1990 to 1994	1.1%
1980 to 1989	6.9%
1970 to 1979	20.0%
1969 or Earlier	70.8%
Median Year Structure Built	1958

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

Latitude: 35.0694
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Radius: 1.0 miles

Top 3 Tapestry Segments

1. College Towns
2. Metropolitans
3. NeWest Residents



2007 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$9,996,433
Average Spent	\$1,474.18
Spending Potential Index	54
Computers & Accessories: Total \$	\$1,100,259
Average Spent	\$162.26
Spending Potential Index	65
Education: Total \$	\$7,279,090
Average Spent	\$1,073.45
Spending Potential Index	84
Entertainment/Recreation: Total \$	\$12,532,903
Average Spent	\$1,848.24
Spending Potential Index	54
Food at Home: Total \$	\$19,466,746
Average Spent	\$2,870.78
Spending Potential Index	57
Food Away from Home: Total \$	\$13,802,112
Average Spent	\$2,035.41
Spending Potential Index	60
Health Care: Total \$	\$13,216,265
Average Spent	\$1,949.01
Spending Potential Index	50
HH Furnishings & Equipment: Total \$	\$7,871,157
Average Spent	\$1,160.77
Spending Potential Index	51
Investments: Total \$	\$4,865,879
Average Spent	\$717.58
Spending Potential Index	48
Retail Goods: Total \$	\$97,953,032
Average Spent	\$14,445.22
Spending Potential Index	54
Shelter: Total \$	\$57,172,294
Average Spent	\$8,431.25
Spending Potential Index	56
TV/Video/Sound Equipment: Total \$	\$4,700,122
Average Spent	\$693.13
Spending Potential Index	60
Travel: Total \$	\$6,703,486
Average Spent	\$988.57
Spending Potential Index	54
Vehicle Maintenance & Repairs: Total \$	\$4,119,086
Average Spent	\$607.45
Spending Potential Index	57

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Expenditure data are derived from the 2002, 2003 and 2004 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2007 and 2012.